



DEPARTMENT OF
TOXIC SUBSTANCES
CONTROL

*The mission of the
Department of Toxic
Substances Control is
to provide the
highest level of safety,
and to protect public
health and the
environment from
toxic harm.*



State of California



Cal/EPA

Fact Sheet, November 2010

Draft Interim Measures Workplan for the E Street Plaza and Woodlawn Colonial Apartments Available for Public Review

The Department of Toxic Substances Control (DTSC) has prepared this fact sheet to provide information to the community about the E Street Plaza property, located between 640 to 692 E Street, and the Woodlawn Colonial Apartments, located at 245 Woodlawn Avenue, in Chula Vista, California (site).

Environmental sampling and analysis identified elevated concentrations of tetrachloroethene (PCE), a commonly used dry cleaning solvent, in soil, soil vapor and groundwater under the site and in surrounding areas. A cleanup plan has been developed to mitigate potential health and safety risks to those working at the E Street Plaza and residents living at the Woodlawn Colonial Apartments.

The draft cleanup plan, called the Interim Measures Workplan, is available for your review and comment. The plan outlines proposed activities, which include the operation of a vapor extraction and treatment system and other alternative technologies to mitigate and control the migration of chemicals to commercial buildings at the E Street Plaza, and residential buildings on the adjoining Woodlawn Colonial property.

The DTSC is a department within the California Environmental Protection Agency. The DTSC oversees soil and groundwater investigations and cleanup activities if contamination is found.

Site Background

The E Street Plaza property comprises 3.4 acres and is occupied by a shopping plaza with approximately 12 commercial retail facilities (restaurants, a grocery store, small service businesses, etc). The adjoining Woodlawn Colonial property comprises 4.18 acres developed with two-story apartment buildings with 132 units. Until the late 1960s, both properties were used for agricultural purposes.

PUBLIC COMMENT PERIOD

Comment Period: November 1 through December 6, 2010

The 30-day public comment period for the draft Interim Measures Workplan, and draft CEQA Initial Study and Negative Declaration begins on **November 1** and ends on **December 6, 2010**. Copies of the draft documents can be viewed at the information repositories listed on the third page of this fact sheet. Written comments must be **received** by mail, fax or e-mail on or before **December 6, 2010**, and sent to:

Ms. Irena Edwards, Project Manager
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630

Phone: (714) 484-5385
Fax: (714) 484-5329
Email: IEdwards@dtsc.ca.gov



Environmental investigations conducted at the site found that operations from two former drycleaners contaminated soil and groundwater. The chemicals found in soil, soil vapor, groundwater under the site, and air inside some of the retail facilities include volatile organic compounds (VOCs) such as tetrachloroethene (PCE), trichloroethylene (TCE) and cis-1,2-dichloroethene (cis-1,2-DCE).

PCE is a common chemical used for dry cleaning and metal degreasing. TCE and cis-1,2-DCE are PCE degradation products. The California Environmental Protection Agency classifies PCE and TCE as chemicals that can cause cancer.

On September 21, 2009, the former owners of the E Street Plaza property entered into an agreement with the DTSC to evaluate the extent of the contamination and implement cleanup and mitigation measures to protect human health and the environment.

Why Cleanup is Necessary

Human health risk assessments conducted in 2009 and 2010 showed that exposure to chemicals found in soil vapor, indoor air, and groundwater at the site exceeded a theoretical risk of one excess cancer per million people exposed. Therefore, cleanup is necessary to control the migration of chemicals onto adjacent areas and reduce or eliminate the potential risk to workers at the E Street Plaza and residents at the Woodlawn Colonial Apartment to acceptable levels.

Groundwater is located at approximately 40 feet below ground, but the groundwater is not a source of drinking water.

The Proposed Interim Measures

The proposed cleanup measures include the installation and operation of a soil vapor extraction (SVE) system designed to extract and treat chemicals in soil and groundwater beneath the E Street Plaza and the northern portion of the adjacent Woodlawn Colonial Apartments. Additional control measures, including HVAC modifications, are proposed for some onsite commercial suites to address potential vapor intrusion issues.

SVE is proven technology that is effective at removing dry cleaning chemicals from soil. Based on the pilot test conducted at the E Street Plaza, the proposed SVE is capable of achieving

the proposed risk based cleanup goal within approximately two years.

A single SVE system to address both onsite and offsite impacts will reduce the level of effort associated with separate remediation/ mitigation systems. The above ground components of the SVE will be located and maintained at the E Street Plaza to reduce the noise for the Woodlawn Colonial apartments' residents. The effectiveness of the proposed SVE system will be monitored. If environmental monitoring at the E Street Plaza and Woodlawn Colonial apartments confirms that the SVE system effectively removes chemical contamination from the subsurface, and adequately mitigates potential risk to residents and commercial workers, it would become the final remedy for the site. If not, additional modification to the system would be implemented in order to achieve the proposed risk based cleanup goal.

Further technical information on the proposed interim measures will be available during the 30-day public comment period. The cleanup measures will not be approved or implemented until the community has had a chance to provide input during the public comment period.

Once the workplan is approved, the DTSC will oversee cleanup and remediation activities at the site and ensure they are performed in a manner that is protective of human health and the environment.

California Environmental Quality Act (CEQA)

Under the California Environmental Quality Act (CEQA), DTSC must evaluate whether the proposed Interim Measures may have any significant (i.e., adverse) impacts on human health and the environment. As part of this evaluation, DTSC prepared a Notice of Exemption for this project. This means that DTSC has concluded that implementation of the Interim Measures at the site will not result in any significant impact to human health or the environment.

How You Can Participate

The DTSC welcomes your input during the public comment period. At the close of the public comment period and before making a final decision on the proposed interim measures, the DTSC will review and respond in writing to all

public comments. A Response to Comments document will be sent to all persons who submit public comments and to those who request a copy. A copy of the Response to Comments will also be placed in the information repositories and on the DTSC EnviroStor website.

Next Steps

The draft Interim Measures Workplan and additional DTSC Conditions for Approval as well as other site-related documents are available for public review at the information repositories listed below. The entire administrative record is available in the DTSC office in Cypress.

The administrative record includes copies of the Interim Measures Workplan, the draft CEQA Notice of Exemption, this fact sheet and other site-specific documents.

Where you can find information

Public information repositories holding site-specific documents can be found at the following locations:

Chula Vista Library – Civic Center Branch
365 F Street
Chula Vista, CA 91910-2697
(619) 691-5069

Hours of Operation:

Monday – Thursday: 11:00 a.m. to 8:00 p.m.
Sunday: 11:00 a.m. to 5:00 p.m.
Friday and Saturday: closed

Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630

To make an appointment, please call:
(714) 484-5337

Location of the Department of Toxic Substances Control EnviroStor website:

<http://www.envirostor.dtsc.ca.gov/public/>

DTSC Contacts

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For media inquiries, please call:

Ms. Sandy Friedman, Public Information Officer
(714) 484-5383
sfriedma@dtsc.ca.gov

Notice to Hearing Impaired Individuals

TDD users can obtain additional information about the cleanup by calling the California State Relay Service at (1-888-877-5378) to reach DTSC Public Participation Specialist, Tim Chauvel at (714) 484-5487.

PUBLIC COMMENT FORM NEXT PAGE

PUBLIC COMMENT FORM AND MAILING COUPON

E Street Plaza and Woodlawn Colonial Apartment Site

Draft Interim Measures & CEQA Notice of Exemption

You can use this form to send your written public comments on the draft Interim Measure and/or CEQA Notice of Exemption. If you use this form to send us your comments, please include your name and address. All written comments must be postmarked no later than **December 6, 2010**. Please mail/fax/e-mail this form to: Ms. Irena Edwards, Project Manager, Department of Toxic Substances Control, 5796 Corporate Avenue, Cypress, California 90630. Fax (714) 484-5385, e-mail IEdwards@dtsc.ca.gov.

Name: _____

Agency or Organization (if applicable): _____

Address: _____

Telephone #: _____

_____ Please add to the Site mailing list.

_____ Please delete from the Site mailing list.

Comments: _____

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